



FR HOA Board Meeting Minutes

June 1, 2016

I. Call to order

Jeff Nelson called to order the regular meeting of the Falcon Ridge Home Owners Association at 7:00 PM on June 1, 2016 at Falcon Ridge HOA Clubhouse.

II. Roll call

The Board reviewed conducted a roll call. The following persons were present: Jeff Nelson (JN), Todd Stanley (TS), Rick Maner (RM), Laura Barker (LB), Kurt Doyle (KD) and Kathy Hartman (KH) from the Tiehen Group.

III. Approval of minutes from last meeting

The Board reviewed the minutes from the May 4th, 2016 meeting. The minutes were approved with a motion from RM and seconded by JN and approved unanimously.

IV. Open issues

Financial update – given the timing of the meeting early in the month, bank statements were not available for review.

Delinquent HOA dues list was reviewed and updates were provided since the May meeting. Those homeowners who have missed dues over one year will have pool passes de-activated and the normal process of liens issued was commenced. RM motioned to approve the action, seconded by KD and approved unanimously.

Grounds update: A review of the previously approved concrete pool repairs was discussed for both pools. Overall, the Board was satisfied with the repairs and the repairs will be monitored throughout the summer. The Redbud Pool entry gate does not close properly and is need of repair to prevent unauthorized access.

With recent storms, a number of trees were down throughout the neighborhood and responsibility for the clean-up exists with the homeowner or HOA depending on where the trees are located.

V. New business

- a) Social update: TS provided an update that he has received many suggestions from residents since the announced formation of a committee to look into future uses and repair of the tennis courts. The crack repairs recently completed were reviewed. The committee timeline is to have preliminary suggestions formed within 6 months and options presented to the homeowners by the next general meeting in March 2017.

LB reported that the response to family events from the last newsletter was positive and events are being looked into for this summer. LB asked for a budget to begin contracting of vendors for food and activities. LB was granted \$3,000 for the summer events, the motion to approve was made by RM and seconded by TS and approved unanimously.

- b) Architecture update: Parking lot update was again reviewed by the board and plat pictures obtained from the City of Lenexa confirmed ownership of the desire repair section belongs to the Falcon Ridge/Great Life Company. Falcon Ridge/Great Life initially requested splitting an estimated \$16,000 repair. The Board suggested a \$2,000 contribution to the repair due to access use. RM made a motion to accept the \$2,000 offer, seconded by TS and approved unanimously.
- c) Legal Update: RM informed the Board that the current HOA Bylaws need review by a lawyer. Michael K. McVey of McVey Law Firm, LLC, will be contacted for further action and estimated budget.
- d) Communication update: the Board discussed options for what social media accounts should be entertained for future updates. Options like Twitter, Facebook and Slack were discussed and the pros and cons of the issues were reviewed. Issues around administration and timeliness of updates were also reviewed and how homeowners would be contacted. A recent survey indicated 54% of the people were okay with email updates, 36% no email updates authorized, and 10% do not use email or have not submitted email addresses. The Board will review the various Falcon Ridge accounts in the months prior to the next meeting, but will continue with the paper newsletter for now.

- e) Other Business: The Board was updated on recent incidents on at the pools regarding chairs being mis-used and unauthorized guests. KH is looking into the security cameras and the access rights to review the data from them. Pool furniture needs will be monitored throughout the summer and if replacement is needed prices need to be examined for replacement.

VI. Adjournment

KD made the motion to adjourn, seconded by TS and approved unanimously.

Minutes submitted by: KD

Minutes approved by: [Name]